

FOR LEASE | RETAIL
SHOP SPACE

**4031 SEPULVEDA BLVD UNIT A
CULVER CITY, CA 90230**



RAFAEL PADILLA

310.395.2663 X101

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LIC# 00960188

ARTUR PETER

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PROPERTY OVERVIEW

4031 SEPULVEDA BLVD UNIT A
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SUITE A

SIZE: Approximately 1,433 square feet

RENTAL RATE: \$3.10 per square feet per month, NNN
(NNN fee estimated to be \$0.80 per square foot per month)

PARKING: Dedicated rear lot

TERM: 3 - 5 years

AVAILABLE IMMEDIATELY



- » Prominent signage
- » Approximately 22,000 cars per day pass this site
- » Major North/South thoroughfare
- » Easily accessed from a variety of major boulevards
- » Convenient access to 405 freeway
- » Air conditioned

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FLOOR PLAN

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NEIGHBORHOOD OVERVIEW

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JOHNNIE'S PASTRAMI



TITO'S TACOS



STARBUCKS



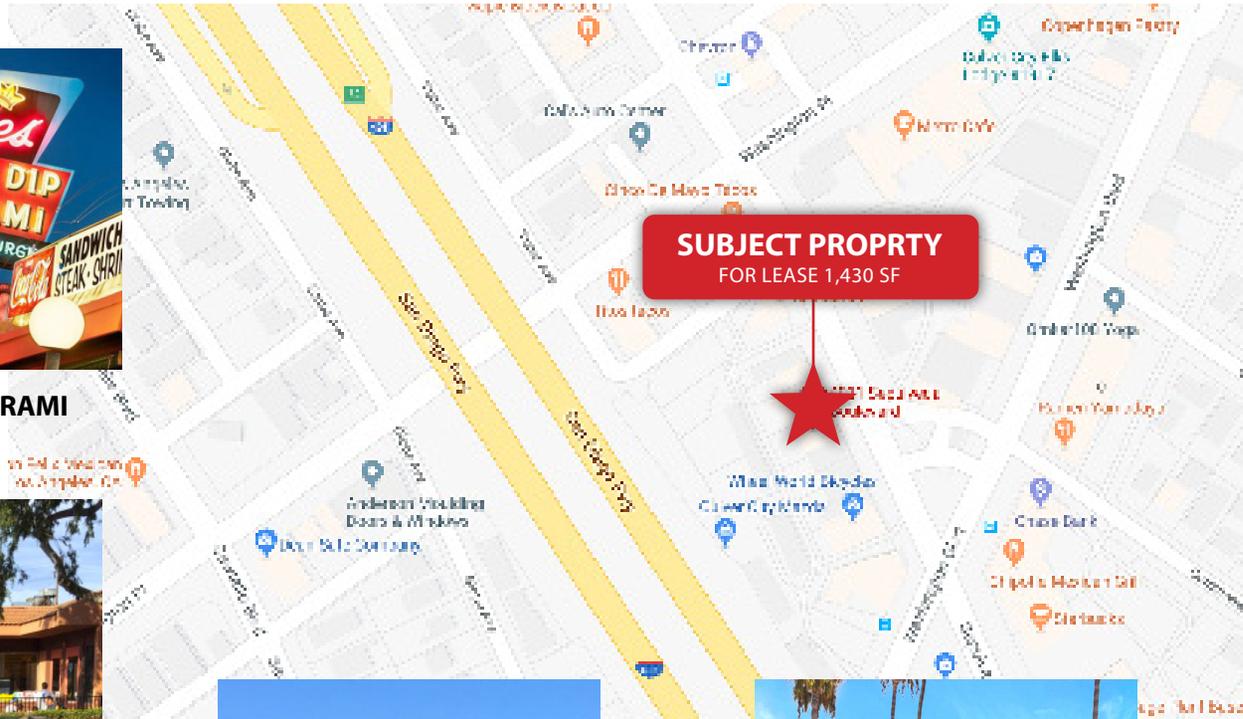
TRAVELODGE



F45



CHASE BANK



SUBJECT PROPERTY
FOR LEASE 1,430 SF

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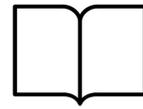
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AREA DEMOGRAPHICS

4031 SEPULVEDA BLVD UNIT A
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Housing Units
21,777



Educational Attainment
49%
with college or higher degree



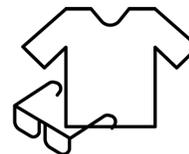
Estimated Population
45,215



Average Household Income
\$114,243



\$1,102,927



Apparel, Food/Entertainment & Services
\$301,822

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2029 Projected Population	44,071	255,016	743,564
2024 Estimated Population	45,215	261,138	759,213
2020 Census Population	45,479	260,115	745,220
Growth 2024-2029	-2.53%	-2.34%	-2.06%
Growth 2020-2024	-058%	-0.39%	1.88%

2024 HOUSEHOLD BY INCOME \$50,000 +

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
\$50,000-\$74,999	3,298	13,542	41,751
\$75,000-\$99,000	2,744	13,806	36,562
\$100,000 +	8,246	60,322	160,859
TOTAL	14,288	87,670	239,172

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